

Setting a Framework

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08-25-10

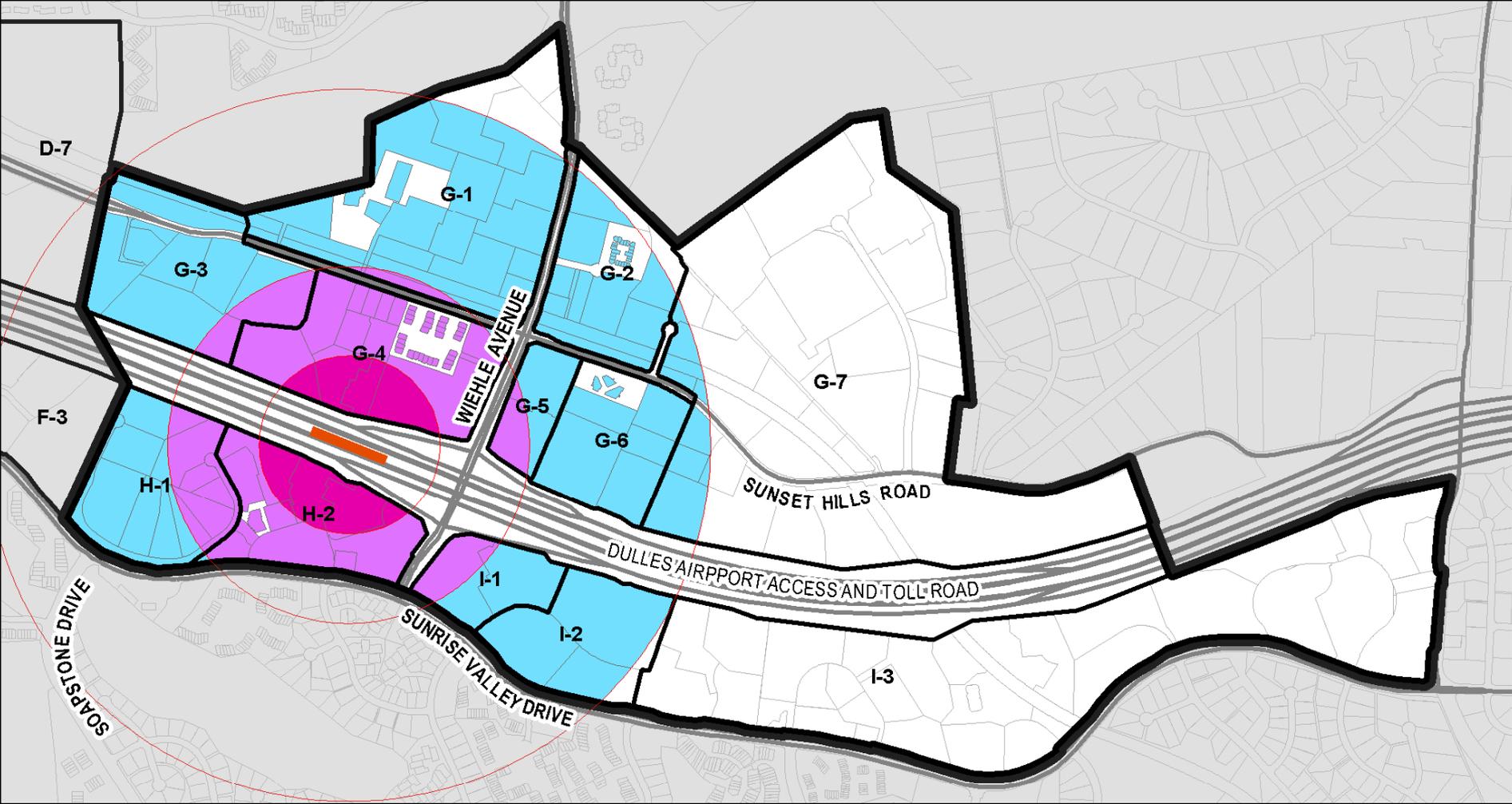
What We've Heard

- Arlington County's experience: (from Bob Brosnan presentation)
 - First critical lesson was that “it's not about the density”
 - “It's about the form”
 - And what place we were trying to create
 - Previously all hung up on density and FAR
 - Form is more critical than either
 - Understand GFA is important for evaluating traffic impacts etc. but should not drive density discussion

Establishing a Framework

- Check for agreement on conceptual land use intensity
 - Based on information presented in earlier graphics
- Check for agreement on conceptual land use pattern
 - Use model similar to Tysons
 - Use previously presented information
- Use as basis to consider more land bay-specific details if necessary -
 - Refine mix of uses
 - Refine intensity
 - Establish Boundaries of Land Bays
 - Identify Amenities/Infrastructure Committee wants
 - Specific Challenges
 - Urban design guidelines
 - Other

WIEHLE AVENUE AREA: DRAFT CONCEPTUAL INTENSITY 08-25-10



Legend

- C-2 Reston-Herndon Suburban Center Sub-units
- General Location of Transit Station Platforms
- Circles denote 1/4 and 1/2 mile distances from center of station platform

Intensity Categories

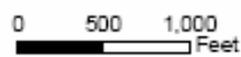
- 0 - 1/8 Mile from Metro
- 1/8 - 1/4 Mile from Metro
- 1/4 - 1/2 Mile from Metro
- Non-TOD Areas

Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
August 2010



WIEHLE AVENUE AREA: DRAFT CONCEPTUAL LAND USE 08-25-10



Legend

- C-2 Reston-Herndon Suburban Center Sub-units
- General Location of Transit Station Platforms
- Circles denote 1/4 and 1/2 mile distances from center of station platform

Land Use Categories

- Transit Station Mixed Use
- Residential Mixed Use
- Residential Transition
- Office



Reston Master Plan Special Study

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Land Use Category: Transit Station Mixed Use

Majority office use with secondary residential, hotel, retail and civic uses.



NOTE: Photos displayed represent examples of character of land use category only, not specific intensities

Land Use Category: Residential Mixed Use

Majority residential use with support retail; secondary hotel, civic and office uses.



NOTE: Photos displayed represent examples of character of land use category only, not specific intensities

Land Use Category: Residential Transition

Residential use as a TRANSITION between more intense uses and established, low density residential uses south of Sunrise Valley Drive.



NOTE: Photos displayed represent examples of character of land use category only, not specific intensities